

SNAPSHOT of HOME Program Performance--As of 12/31/10 **Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State:	28		
% of Funds Committed	93.58 %	98.31 %	24	96.48 %	25	26	
% of Funds Disbursed	87.02 %	87.40 %	19	89.00 %	31	33	
Leveraging Ratio for Rental Activities	0.63	2.58	22	4.81	9	11	
% of Completed Rental Disbursements to All Rental Commitments***	84.21 %	76.15 %	23	83.25 %	31	26	
% of Completed CHDO Disbursements to All CHDO Reservations***	72.86 %	70.68 %	17	70.99 %	44	44	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	75.00 %	80.60 %	18	81.75 %	22	25	
% of 0-30% AMI Renters to All Renters***	25.00 %	49.34 %	22	45.84 %	13	16	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	75.00 %	96.17 %	25	96.12 %	4	4	
Overall Ranking:				In State:	27 / 28	Nationally:	6 12
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$15,953	\$55,188		\$27,889	12 Units	0.90 %	
Homebuyer Unit	\$19,844	\$15,998		\$15,632	638 Units	50.00 %	
Homeowner-Rehab Unit	\$12,566	\$12,080		\$21,037	627 Units	49.10 %	
TBRA Unit	\$0	\$5,396		\$3,206	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Schenectady Consortium NY

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$26,016	\$73,458	\$13,856
State:*	\$119,998	\$99,127	\$16,942
National:**	\$99,461	\$78,568	\$23,907

CHDO Operating Expenses:
(% of allocation)

PJ: 3.6 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.96

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	41.7	56.0	75.5	0.0
Black/African American:	50.0	24.8	19.1	0.0
Asian:	0.0	4.2	0.5	0.0
American Indian/Alaska Native:	0.0	0.7	0.5	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.2	0.0
American Indian/Alaska Native and White:	0.0	0.7	0.0	0.0
Asian and White:	0.0	0.2	0.0	0.0
Black/African American and White:	0.0	0.2	0.2	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.9	0.6	0.0
Asian/Pacific Islander:	8.3	1.7	0.2	0.0

ETHNICITY:

Hispanic	0.0	8.7	2.9	0.0
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HOUSEHOLD SIZE:

1 Person:	33.3	19.9	43.3	0.0
2 Persons:	25.0	19.0	25.0	0.0
3 Persons:	0.0	22.7	11.2	0.0
4 Persons:	33.3	20.8	11.0	0.0
5 Persons:	8.3	9.6	5.3	0.0
6 Persons:	0.0	4.4	2.1	0.0
7 Persons:	0.0	0.9	1.5	0.0
8 or more Persons:	0.0	0.9	0.3	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	50.0	23.4	19.3	0.0
Elderly:	0.0	2.4	37.8	0.0
Related/Single Parent:	33.3	32.1	16.7	0.0
Related/Two Parent:	16.7	35.1	20.9	0.0
Other:	0.0	4.0	4.7	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	8.3	1.7 [#]
HOME TBRA:	0.0	
Other:	0.0	
No Assistance:	91.7	

of Section 504 Compliant Units / Completed Units Since 2001 5

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Schenectady Consortium

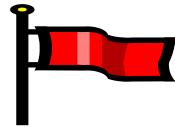
State: NY

Group Rank: 6
 (Percentile)

State Rank: 27 / 28 PJs

Overall Rank: 12
 (Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	84.21	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	72.86	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	75	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	75	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	2.06	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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